

JOINT VENTURE USE AGREEMENT
(The Victoria Gardens Branch in Rancho Cucamonga)

This Agreement is made and entered into this ____ day of June, 2002, by and between the CITY OF RANCHO CUCAMONGA, a Municipal Corporation (hereinafter referred to as "CITY"), and the ETIWANDA SCHOOL DISTRICT (hereinafter referred to as "DISTRICT"), setting forth rights and obligations with respect to specific property as described herein.

A. Recitals.

- (i) CITY desires to joint venture with the DISTRICT to maximize the use of CITY property described as the Victoria Gardens Branch Library (hereinafter referred to as "LIBRARY").
- (ii) The DISTRICT desires to joint venture with the CITY to provide enrichment services to their student population through programs and services provided at the LIBRARY.
- (iii) The textbooks on long-term loan are the exclusive property of the DISTRICT.
- (iv) **The Victoria Gardens Branch Library is not subject to the provisions of the Field Act due to the fact that the LIBRARY is not located on DISTRICT property and no class attendance will be required.**

B. Agreement.

NOW, THEREFORE, IT IS AGREED by and between CITY and DISTRICT as follows:

- 1. This agreement shall be effective only in the event of the award of a Library Construction Grant from the State Library.
- 2. **The CITY and the DISTRICT acknowledge and agree to abide by Education Code section 19999 and section 20440 (e) (3) (G) which requires the provision of public library direct services for 40 years.**
- 3. The Agreement, which shall remain consistent with the intent of cooperation between the DISTRICT and CITY as regards use of the LIBRARY, shall be effective from the date of the grant award through the next 20 years.
- 4. Authorized representatives of the parties hereto shall be authorized to amend, by written mutual consent, the terms of the Agreement at any time during the term hereof as long as the intent outlined in Section 2 is preserved.
- 5. This Agreement shall concern the following described CITY property called the Victoria Gardens Branch Library: The Victoria Gardens Branch Library is part of the Victoria Gardens Cultural Center and is located within the Victoria Gardens Shopping Mall. The Cultural Center will

contain a library, a professional Children's Theater, and Meeting Rooms suitable for conferences.

6. **The site, facility, furnishings, equipment and library materials are the exclusive property of the CITY.**
7. **All funding for the operation, management and maintenance of the Victoria Gardens Branch Library shall be supplied by the CITY and shall be used at their total discretion.**
8. The LIBRARY agrees to provide access to the facility and it's services to all DISTRICT students during all hours the LIBRARY is open to the public.
9. The CITY assumes full responsibility for facility operation, maintenance and management.
10. The LIBRARY agrees to provide staffing at the following minimum level:
 - a. Senior Librarian
 - b. Librarian I
 - c. Library Assistant
 - d. Library Clerk
11. The LIBRARY agrees to provide support as outlined for the following agreed upon joint ventures:
 - a. "Back to Basics" Learning Program
 - i. Provide tutoring in reading and language skills to youngsters identified as reading two or more grade levels below their grade as identified by DISTRICT teachers.
 - ii. Recruit and train tutors to participate in the program.
 - iii. Provide space for collections of DISTRICT textbooks.
 - iv. Provide a minimum of four computers to provide a learning network for youngsters that will include software mutually agreed upon by LIBRARY and DISTRICT.
 - v. Provide Tutor.com, an on-line program that offers real time tutoring assistant for students grades 4 through 12 in the subject areas of English, math, science and social studies.
 - b. Family and Adult Literacy Program
 - i. LIBRARY will provide staffing to support a Literacy Center, including Adult and Family Literacy programs.
 - ii. LIBRARY staff will coordinate the pairing of tutor/student teams and will provide the DISTRICT with information and handouts regarding all Literacy programs and events.
 - c. Technology Center
 - i. LIBRARY will staff the Technology Center during all library open hours.
 - ii. LIBRARY will provide 20 computers with Internet access and selected productivity software.
 - iii. LIBRARY will work with DISTRICT to plan a series of classes appropriate to various levels of student needs. Included, but not limited, to the following:
 1. Use of library technology for students

2. Use of the Internet for proprietary Library databases for school assignments
 3. Use of the Internet for career guidance
 4. Use of the Internet for college and scholarship information
 5. Use of word processing, presentation, spreadsheet and other software, at introductory and advanced levels.
 6. Training for parents in assisting children with homework
- iv. LIBRARY will make the Technology Center available to the DISTRICT after hours for distance learning opportunities upon application by DISTRICT.
- d. Special Collection on the Performing Arts
 - i. LIBRARY will provide a collection of books, media and software on various aspects of the performing arts in support of the DISTRICT arts curriculum.
 - ii. The collection will contain a minimum of 2,000 items.
 - iii. LIBRARY will create an Educator's Advisory Comiision Arts Advisory board to work with LIBRARY in the selection of curriculum related arts materials.
 - e. Programming and Field Trip Opportunities through partnership.
 - i. LIBRARY will provide programming opportunities for DISTRICT students in connection with field trips to THEATER performances.
 - ii. LIBRARY will provide bibliographies, pathfinders and lists of Web Sites that support the theater performance DISTRICT students have attended.
 - iii. LIBRARY and THEATER will offer performance connected programs that will cover diverse topics such as lighting, makeup, stage craft, background design, costume creation, etc.
 - f. Coordinated Purchasing of Books and On Line Materials
 - i. LIBRARY will work with DISTRICT through the Library Advisory Committee to select materials that provide support for school curriculum.
 - ii. LIBRARY will coordinate quarterly meetings with School Library Staff and Media Specialists of DISTRICT and other Rancho Cucamonga school districts.
 - iii. LIBRARY will facilitate joint purchase of electronic databases where appropriate and cost effective.
 - iv. LIBRARY will facilitate enhanced database sharing throughout all schools in Rancho Cucamonga through quarterly meetings.

12. The DISTRICT agrees to provide support as outlined for the following agreed upon joint ventures:

- a. "Back to Basics" Literacy and Homework Center
 - i. Continue to provide student referrals for participation in the reading tutoring program
 - ii. Provide consultant staff to assist in the preparation of grants to support the after-school learning program.
 - iii. Provide long terms loan of at least one copy of each textbook in use in the DISTRICT.
 - iv. Advertise for teacher volunteer tutors through the DISTRICT website.
 - v. Assist in training the tutors by allowing volunteer tutors to observe reading teachers in the classroom and attend reading related in-service programs or workshops offered by the DISTRICT.
 - vi. Provide DISTRICT staff to review LIBRARY tutoring materials for appropriate levels.
 - vii. Provide DISTRICT staff for special programs relating to curriculum a minimum of two times each school year: ie "How to Create a Successful Science Project".
- b. Family and Adult Literacy Program
 - i. DISTRICT will provide information to parents of their students about the LIBRARY'S Family and Adult Literacy Program through their website, and through school "Information Nights".
- c. Technology Center
 - i. DISTRICT will help recruit middle school students to act as student assistants in the Technology Center.
 - ii. DISTRICT agrees to offer programming support in the form of special sessions on Career Development.
- d. Special Collection on the Performing Arts
 - i. DISTRICT agrees to provide liaisons to participate on the Cultural Arts Advisory Board.
 - ii. DISTRICT agrees to encourage teacher participation in programming for the Performing Arts.
 - iii. DISTRICT will make available student created art displays for both LIBRARY and THEATER.
- e. Programming and Field Trip Opportunities through partnership
 - i. DISTRICT will inform teachers of the field trip opportunities available at the Cultural Arts Center through their Web Site and at Principal meetings.
 - ii. DISTRICT will encourage interaction between Schools and LIBRARY by promoting class visits to the LIBRARY.
- f. Coordinated Purchasing of Book and On Line Materials

- i. DISTRICT agrees to provide a liaison to participate on the Library's Educators Advisory Board to coordinate purchase of on-line materials.
- ii. DISTRICT agrees to supply curriculum guidelines for the Library, for use in targeted collection development in support of K-8 use.
- iii. DISTRICT agrees to supply information on graded level materials.
- iv. DISTRICT agrees to continue to support the annual fund drive of the Library Foundation and the Library Telethon through encouraging teachers to participate in the Junior Trivia Challenge, Penny Drives and book drives.